

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

May 24, 2016

Transit Oriented Development in Florence-Firestone

The Florence Community Library of the Los Angeles County Public Library is located on Florence Avenue between Miramonte Boulevard and Maie Avenue in the unincorporated community of Florence-Firestone (Property). The Property was recently rezoned from C-2 (Neighborhood Business) and R-3-P (Limited Density Multiple Residence, Parking Overlay) to IT (Institutional) as part of the General Plan Update. At the time, this rezoning was appropriate because it reflected the existing use of the Property. However, the IT zoning hinders potential redevelopment of the Property because it does not allow commercial or residential uses.

The Community Development Commission (CDC) of the County of Los Angeles (County) is now considering a potential collaboration with an affordable housing developer, who has an option to purchase the lot immediately adjacent to the Property to redevelop the Property into a new mixed-use building with an expansion to the Florence Library and a 100-percent affordable housing development (collectively, Project). The development of an expanded library and 100-percent affordable housing project on the site could be a great opportunity to expand County services and provide desperately needed affordable housing mere steps away from a Metro Blue Line station in a community that could significantly benefit from this type of investment. This Project

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would be consistent with the General Plan, which promotes sustainable and equitable development within transit-oriented areas.

For any affordable housing to be developed on the site, the Property must be zoned back to C-2, which is compatible with the previous zoning on the site and consistent with zoning along the remainder of this portion of Florence Avenue.

The Board of Supervisors has the discretion to initiate a zone change, and should do so in this instance to begin the process to render the site developable for affordable housing. The CDC and/or the affordable housing developer will subsequently file entitlement applications with the Department of Regional Planning, at which point the processing of the zone change and any necessary environmental review will be combined with the processing of and environmental review for the entitlement applications. The applicant(s) will also be responsible for any associated costs.

The zone change and other necessary entitlements, along with an appropriate environmental analysis, will be presented concurrently to the Regional Planning Commission and, if the Regional Planning Commission recommends approval, to the Board of Supervisors at duly-noticed public hearings.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

Direct the Director of Regional Planning to take the following actions:

1. In consultation with County Counsel, prepare an ordinance amending Section 22.16.230 of Title 22 (Planning and Zoning) of the Los Angeles County Code by amending the map of the Compton-Florence Zoned District No. 60 to change the zoning of the Florence Library property (Assessor's Parcel Number 6021-016-900) from IT (Institutional) to C-2 (Neighborhood Business), and implement appropriate development controls to ensure that only a mixed-use project with a new County library and a 100-percent affordable housing development is constructed on the site;

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2. Conduct an appropriate environmental analysis for such an ordinance, which will include analysis of the potential new mixed-use building, pursuant to the California Environmental Quality Act (CEQA), the County's CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines;
3. Upon CDC's and/or the affordable housing developer's filing of an application with the Department of Regional Planning for entitlements to develop a mixed-use 100-percent affordable housing project on the site, merge and concurrently process the zone change and appropriate environmental analysis with such entitlements, such that the environmental review analyzes the whole of the project and the applicant(s) will be responsible for any costs associated with the processing of the zone change and the appropriate environmental review, consistent with the fee schedule established in Title 22 of the County Code; and
4. Present the ordinance, environmental analysis, and other entitlements for the potential new mixed-use building, to the Regional Planning Commission at a duly-noticed public hearing.

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